

PB# 73-38

Maurice Estates

73-38
Maurice Estates Subdivision

See Kingsgate S/D
73-66

cc 5/2
7/2
OK/10/73

140' home
broom done again 10 am

THIS AGREEMENT, made this 16 day of May 1973,

by and between the TOWN OF NEW WINDSOR, a municipal corporation organized and existing under the laws of the State of New York, with offices at 555 Union Avenue, New Windsor, New York, hereinafter called the "Town", and MAURICE ESTATES, INC., a New York corporation with an office at 9 Cooperman Lane, Monsey, New York, hereinafter called the "Owner".

WITNESSETH:

WHEREAS, the Owner owns the real property described in Schedule A known as Estate of Burke Boyce, subdivision prepared by Eustance & Horowitz, and hereto attached, and

WHEREAS, the Owner has submitted written application to the Town for implementation of Section 281 of the Town Law, and

WHEREAS, the Town Board, has, by resolution dated the 16 day of May, 1973, approved said application, provided the Owner complies with the terms of this agreement, and

WHEREAS, the Town Board finds that, subject to the terms and conditions set forth herein, the implementation of Sec. 281 of the Town Law will encourage flexibility of the design and development of the land so as to permit the most appropriate uses and facilitate adequate and economical use of the streets and facilities and preserve the natural scenic quality of open lands,

NOW, THEREFORE, in consideration of the mutual promises herein contained it is agreed:

RIDER
WEINER
& LOEB, P.C.
ATTORNEYS AT LAW
NEWBURGH, N. Y.

1. That the Owner may develop the land by the erection of structures as the same are set forth on a site plan entitled "Estate of Burke Boyce" made by Eustance & Horowitz, Engineers, employing an average density factor

WHEREAS, the Owner has submitted a preliminary site plan

in accordance with Section 23 of the Town Law, and

WHEREAS, the Town Board, has, by resolution, approved

the said preliminary application, provided that

provided that the number of units shall not exceed the number which could be permitted in the Planning Board's judgment if the land was subdivided into lots conforming with the minimum lot size and density requirements of the zoning ordinances applicable to the district in which such land is situated.

The area shown on said site plan as "green area" of approximately 9 acres shall be deeded to the Town upon completion of the development.

2. That the bulk and parking regulations to be applicable to this development shall be as follows:

1. Minimum Lot Area	12,000 square feet
2. Minimum Lot Width	100' at building line
3. Minimum Lot Depth	100'
4. Minimum Front Yard	35'
5. One side yard	15'
6. Both side yards	30'
7. Minimum rear yard	40'

3. Changes in the details as shown on said plan shall be made only with the consent of the Planning Board of the Town of New Windsor and no increase in the number of units shall be made without the consent of the Town Board of the Town of New Windsor.

4. The open areas as delineated on the aforesaid plan, or any plan finally approved by the Planning Board of the Town of New Windsor, shall be maintained in their natural state to preserve the natural scenic quality of the area as aforesaid.

5. This agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties, and the same shall be recorded in the office of the Clerk of the County of Orange,

6. This agreement shall be interpreted in accordance with the

RIDER

WEINER

& LOEB, P.C.

ATTORNEYS AT LAW

NEWBURGH, N. Y.

laws of the State of New York.

7. Any approval given by the Town under this agreement is subject

of the Town of New Windsor.

to the incorporation of this property in a water and sewer district.

IN WITNESS WHEREOF, the parties hereto have set their hands
and seals the day and year first above written.

TOWN OF NEW WINDSOR

By: Theodore F. Marsden

MAURICE ESTATES INC.

By: William Kohl

VICE PRESIDENT

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

On the 16 day of May 1973, before me personally came
THEODORE F. MARSDEN, to me known, who, being by me duly
sworn, did depose and say that he resides at 555 Union Ave.,
New Windsor, N.Y., that he is the Supervisor of the Town
of New Windsor, the municipal corporation described in, and which executed
the foregoing instrument; that he knows the seal of said corporation; that
the seal affixed to said instrument is such corporate seal; that it was so
affixed by order of the Town Board of said corporation; and that he signed
his name thereto by like order.

Julia M. Tuckosh

JULIA M. TUCKOSH
Notary Public, County of Orange
Reg. #36-9390700
Commission Expires 06-30-1974

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

On the 16 day of May 1973, before me personally came
William Kohl, to me known, who, being by me duly sworn,
did depose and say that he resides at 119 W. Maple, Monsey, N.Y.
that he is the Vice Pres. of MAURICE ESTATES, INC., the corporation
described in, and which executed the foregoing instrument; that he knows
the seal of said corporation; that the seal affixed to said instrument is such
corporate seal; that it was so affixed by order of the Board of Directors of

said corporation; and that he signed his name thereto by like order.

RIDER
WEINER
& LOEB, P.C.
ATTORNEYS AT LAW
NEWSBURGH, N. Y.

Harry Levinson

* Note Letter Attached dated 5/12/73
To Planning Board re resolution of approval

HARRY LEVINSON
NOTARY PUBLIC, STATE OF NEW YORK
No. 44-2512585
Qualified in Rockland County
Commission Expires March 30, 1974